

052.0

Map

0001

Block

0007.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 381,500 /

USE VALUE: 381,500 /

ASSESSed: 381,500 /

Total Card /

Total Parcel

381,500

381,500

381,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WILLOW CT, ARLINGTON

OWNERSHIP

Owner 1:	BHATTACHARYA DEBARATI CHANDAN	
Owner 2:		
Owner 3:		
Street 1:	10 WILLOW COURT #A	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	KWAN KELVIN Y -	
Owner 2:	WOO MICHELE S -	
Street 1:	10 WILLOW COURT #A	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 1025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7100																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	381,500			381,500
Total Card	0.000	381,500			381,500
Total Parcel	0.000	381,500			381,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	372.20	/Parcel:	372.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	375,900	0	.		375,900	375,900	Year End Roll	12/18/2019
2019	102	FV	389,800	0	.		389,800	389,800	Year End Roll	1/3/2019
2018	102	FV	344,800	0	.		344,800	344,800	Year End Roll	12/20/2017
2017	102	FV	314,300	0	.		314,300	314,300	Year End Roll	1/3/2017
2016	102	FV	314,300	0	.		314,300	314,300	Year End	1/4/2016
2015	102	FV	290,500	0	.		290,500	290,500	Year End Roll	12/11/2014
2014	102	FV	277,300	0	.		277,300	277,300	Year End Roll	12/16/2013
2013	102	FV	277,300	0	.		277,300	277,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWAN KELVIN Y,	59391-375		6/27/2012		291,500	No	No		
JOHNSON TRACY	43572-66		8/23/2004		310,000	No	No		
PELOQUIN SARA C	36427-332		9/17/2002		308,000	No	No		
NEUFFER JULIE	29595-6		12/29/1998		158,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	742	Re-Roof	23,895	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2016	Measured	PT	Paul T
9/26/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Legal Description

Entered Lot Size	Total Land:	Land Unit Type:

User Acct

196135	GIS Ref	GIS Ref	Insp Date
			03/08/16

PRINT

Date	Time
12/10/20	19:20:00

LAST REV

Date	Time
11/18/19	09:57:06

PAT ACCT.

apro	4297
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Sign:

VERIFICATION OF VISIT NOT DATA	___/___/___
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	3 - Aluminum		10 %
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	23.000000000
Name:	142 - 7100

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	4		BR:	2		Baths:	1		HB	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
<b>Totals</b>			
1	4	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468665
Depreciation:	87172
Depreciated Total:	381494

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	398.21	
Special Features:	0	Val/Su Net:	372.20	
Final Total:	381500	Val/Su SzAd	372.20	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,025	398.210	408,16	
Net Sketched Area:		1,025	Total:	408,16	
Size Ad	1025	Gross Are	1025	FinArea	1025

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

